

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018**

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Whitley
Jurisdiction Columbia City Redevelopment Commission
Allocation Code T92001
Allocation Area Name Columbia City TIF

Form Prepared By:

Name Matt Eckerle
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address eckerle@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	<u>8,157,880</u>	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	<u>975,289</u>	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$9,133,169</u>
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	<u>9,246,441</u>	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>66,100</u>	
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area		
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		<u>\$9,180,341</u>
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00516</u>
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$8,199,975</u>
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$1,046,466</u>
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.4971</u>
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$26,131</u>
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area		<u>2.4971</u>
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00516</u>

I, Jana Schinbeckler Auditor, of Whitley County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/22/17
Jana Schinbeckler
County Auditor (Signature)

Jana Schinbeckler
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Columbia City TIF

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/22/17
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Whitley
Jurisdiction Columbia City Redevelopment Commission
Allocation Code T92002
Allocation Area Name Columbia City Economic Development Area #2

Form Prepared By:

Name Matt Eckerle
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address eckerle@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	<u>38,980</u>	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	<u>13,620</u>	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$52,600</u>
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	<u>49,700</u>	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area		
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		<u>\$49,700</u>
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.94487</u>
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$36,831</u>
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$12,869</u>
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.4971</u>
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$321</u>
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area		<u>2.4971</u>
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.94487</u>

I, Jana Schinbeckler Auditor, of Whitley County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/22/17
Jana Schinbeckler
County Auditor (Signature)

Jana Schinbeckler
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Columbia City Economic Development Area #2

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony Schaafsma
Commissioner, Department of Local Government Finance

8/22/17
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Whitley
Jurisdiction Whitley County Redevelopment Commission
Allocation Code T92003
Allocation Area Name Whitley County Economic Development Area No. 2 (Rail Connect)

Form Prepared By:

Name Matt Eckerle
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address eckerle@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	<u>318,940</u>	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	<u>3,149,590</u>	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$3,468,530</u>
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	<u>4,630,760</u>	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>461,920</u>	
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>568,630</u>	
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area		
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		<u>\$3,600,210</u>
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.03796</u>
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$331,047</u>
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$4,299,713</u>
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.4051</u>
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$60,415</u>
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area		<u>1.4051</u>
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.03796</u>

I, Jana Schinbeckler Auditor, of Whitley County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/22/17

County Auditor (Signature)

Jana Schinbeckler

Jana Schinbeckler

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Whitley County Economic Development Area #2The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance. (Rail Connect)

Commissioner, Department of Local Government Finance

Anthony L. Schaafsma8/22/17
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018**

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Whitley
Jurisdiction Whitley County Redevelopment Commission
Allocation Code T92004
Allocation Area Name Whitley County Economic Development Area No. 1 (Union)

Form Prepared By:

Name Matt Eckerie
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address eckerie@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	<u>2,219,960</u>	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	<u>115,186,188</u>	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$117,406,148</u>
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	<u>119,447,348</u>	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>476,655</u>	
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>2,207,570</u>	
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area		
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		<u>\$116,763,123</u>
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99452</u>
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,207,795</u>
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$117,239,553</u>
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.4051</u>
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$1,647,333</u>
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area		<u>1.4051</u>

2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**0.99452**

I, Jana Schinbeckler Auditor, of Whitley County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/22/17Jana R. Schinbeckler
County Auditor (Signature)Jana Schinbeckler

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Whitley County Economic Development Area #1 (Union)

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma
Commissioner, Department of Local Government Finance8/22/17
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Whitley
Jurisdiction Columbia City Redevelopment Commission
Allocation Code T92006
Allocation Area Name Railroad Corridor Economic Development Area

Form Prepared By:

Name Matt Eckerle
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address eckerle@umbaugh.com

1) 2016 Pay 2017 Base Assessed Value of Allocation Area	6,336,865	
2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area	387,441	
3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$6,724,306
4) 2017 Pay 2018 Net Assessed Value of Allocation Area	6,995,065	
5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	373,800	
6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	157,200	
7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area		
9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area		\$6,778,465
10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00805
11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$6,387,877
12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$607,188
13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.4971
14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$15,162
15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area		2.4971
2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00805

I, Jana Schinbeckler, Auditor, of Whitley County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/22/17

County Auditor (Signature)

Jana Schinbeckler

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Railroad Corridor Economic Development Area

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

8/22/17

Date (month, day, year)